

# EUCALYPTUS GROVES

## FINANCIAL & BUDGET

	1999	"Projected"	1997	1996	1995
	BUDGET	1998	ACTUAL	ACTUAL	ACTUAL
-- REVENUES --					
OWNER ASSESSMENTS	\$320,052.00	\$320,052.00	\$323,686.45	\$292,509.10	\$298,785.72
SPECIAL ASSESSMENT	85,920.00	0.00	0.00	0.00	0.00
INTEREST INCOME	12,000.00	15,000.00	N/A	N/A	N/A
OTHER INCOME	0.00	1,200.00	1,981.00	1,659.70	1,672.00
<b>TOTAL REVENUE</b>	<b>\$417,972.00</b>	<b>\$336,252.00</b>	<b>\$325,667.45</b>	<b>\$294,168.80</b>	<b>\$300,457.72</b>
-- EXPENDITURES --					
CLEANING	\$9,000.00	\$9,000.00	\$6,790.00	\$7,510.00	\$8,000.00
ELECTRIC	15,000.00	14,000.00	15,351.85	14,589.63	14,473.50
LANDSCAPING	53,000.00	51,000.00	50,734.60	49,610.45	49,162.80
LANDSCAPING SUPPLY/EXTRAS	8,000.00	7,000.00	8,204.85	15,916.50	7,672.10
MANAGEMENT	17,904.00	17,388.00	16,968.00	16,632.00	16,140.00
PAINTING	1,000.00	700.00	868.75	106.31	140.73
POOL MAINT & SUPPLIES	10,000.00	10,000.00	10,577.95	8,482.28	9,839.17
POOL HEATING (GAS)	5,700.00	5,700.00	4,512.94	4,451.86	4,015.57
REPAIRS & MAINT	65,000.00	165,000.00	73,400.38	79,171.71	88,813.30
RUBBISH REMOVAL	28,000.00	27,500.00	27,290.87	27,074.32	27,220.32
PATROL/ALARM SERVICES	3,000.00	2,900.00	2,782.90	1,829.60	1,908.00
SUPPLIES	2,000.00	2,000.00	1,652.98	2,735.51	4,456.80
WATER & SEWER	12,000.00	10,000.00	14,739.16	11,989.66	11,144.06
INSURANCE	34,500.00	34,000.00	33,189.70	30,724.10	27,222.90
PEST CONTROL	3,000.00	3,500.00	4,651.00	2,294.00	70.00
PROFESSIONAL FEES	1,000.00	1,900.00	961.75	1,147.75	1,682.00
TELEPHONE (ENTRY GATE)	700.00	600.00	564.91	550.89	568.75
TAXES	4,000.00	3,790.00	1,622.00	5,136.00	3,991.00
MISCELLANEOUS	1,500.00	1,500.00	1,294.17	1,621.96	1,237.47
<b>TOTAL</b>	<b>\$274,304.00</b>	<b>\$367,478.00</b>	<b>\$276,158.76</b>	<b>\$281,574.53</b>	<b>\$277,758.47</b>
Reserve Expenditures	5,000.00	29,500.00	0.00	38,994.85	317,767.61
<b>TOTAL EXPENDITURES</b>	<b>\$279,304.00</b>	<b>\$396,978.00</b>	<b>\$276,158.76</b>	<b>\$320,569.38</b>	<b>\$595,526.08</b>
RESERVE Increase (Decrease)	138,668.00	(60,726.00)	49,508.69	(26,400.58)	(295,068.36)
<b>TOTAL FUNDS NEEDED</b>	<b>\$417,972.00</b>	<b>\$336,252.00</b>	<b>\$325,667.45</b>	<b>\$294,168.80</b>	<b>\$300,457.72</b>

**MONTHLY FEES:** In order to meet this budget, the monthly fees (assessments) will be:

(179 Units)

**\$149.00 EFFECTIVE JANUARY 1, 1999**

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Note: Units paying fees after the 15th day of the Month, will be charged a late charge of 10% of the amount due.

**SPECIAL ASSESSMENT:** To meet this budget a special assessment of **\$480.00** per unit is due **SEPT. 1, 1999**.

(Note: This special assessment must be ratified by the members at the annual meeting in 1999).

**EUCALYPTUS GROVES (Cont)**

"Projected"

<b>FUNDS AVAILABLE:</b>	Glendale Federal	\$93,000.00		
12/31/98	1st Bank	96,000.00		
	Goleta Nat Bank	97,500.00		
	Operating Account	10,000.00	<b>TOTAL</b>	<b>\$296,500.00</b>
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**DELINQUENCY & LIEN POLICY:** Unless otherwise stated all fees and assessments (including special assessments) are due on the first day of each month, in advance, and shall be delinquent 15 days after the due date. A late charge of 10% of the delinquent fee or assessment will be charged and added to the amount due. If fees, assessments, and/or late charges are unpaid at the end of any given month, a lien will be filed against the delinquent unit for the full amount due plus applicable interest, attorney fees, lien filing costs and other costs of collection.

**MAJOR REPAIRS AND REPLACEMENTS:**

The following cost estimates and reserve analysis is

based on a reserve study which is reviewed by the Board of Directors each year to account for inflation and planning changes:

ITEM-Expected Life	EXPECTED DATE DUE	EXPECTED COST	REQUIRED IN RESERVE 12/31/98	BALANCE NEEDED	1999 ADDITIONS	PROJ. BAL. 12/31/99
Termite Fumigation (1 Bldg) -3	1999	\$5,000	\$5,000	\$0	(\$5,000)	\$0
Entry Telephone-14	2000	4,000	3,715	285	285	4,000
Repaint Trim/Misc-5	2000	6,400	5,120	1,280	1,280	6,400
Retile Jacuzzi-15	2001	2,700	2,340	360	180	2,520
Seal Coat/Repair Drives-4	2002	16,000	4,000	12,000	4,000	8,000
Tree Trimming -3	2001	15,000	0	15,000	5,000	5,000
Landing/Railing Maint-15	2001	24,000	20,800	3,200	1,600	22,400
Split Rail Fence-16	2002	3,400	2,770	630	210	2,980
Pool/Spa Equipment-12	2002	5,000	3,400	1,600	400	3,800
Cabana Ext. Tile-20	2005	3,800	2,470	1,330	190	2,660
Entry Gate Operator-12	2005	4,900	2,500	2,400	400	2,900
Ext. Wood/Metal Repaint.-10	2005	178,000	71,200	106,800	17,800	89,000
Replaster Pool-12	2005	6,000	2,500	3,500	500	3,000
Wrought Iron Fence-20	2005	16,800	10,920	5,880	840	11,760
Repaving-20	2003	50,500	37,875	12,625	2,525	40,400
Repl Shingle Roofs-20	2006	176,000	114,400	61,600	8,800	123,200
Cabana Int. Tile-30	2015	3,900	1,690	2,210	130	1,820
Cabana Sauna-12	2008	5,000	1,000	4,000	400	1,400
Gutters/Downspouts-30	2015	35,400	15,340	20,060	1,180	16,520
Replace Carport Roofs-30	2015	110,000	48,800	61,200	3,600	52,400
Termite Fumigation-30	2015	62,400	27,040	35,360	2,080	29,120
Bridge Replacement-30	2019	16,000	5,400	10,600	530	5,930
Reserve Surplus (Shortage)			(91,780)	91,780	91,738	(42)
<b>TOTALS</b>		<b>\$750,200</b>	<b>\$296,500</b>	<b>\$453,700</b>	<b>\$138,668</b>	<b>\$435,168</b>
Ratio of actual cash reserves on hand to estimated			Projected Ratio			
cash reserves currently required			76.4%	at Year-End		100.0%
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**PRIOR ADR REQUIRED:** Each year the association is required to disclose that before an association or member files a lawsuit to enforce the governing documents, (other than for the collection of assessments), the parties must attempt to resolve the dispute by use of Alternative Dispute Resolution. "Failure of any member of the Association to comply with the pre-filing requirements of Section 1354 of the Civil Code may result in the loss of your rights to sue the association or another member of the association regarding enforcement of the governing documents."

## EUCALYPTUS GROVES (Cont)

**MINUTES AVAILABLE:** Each year the Association is required to disclose that minutes for all Association or  
owners' meetings are available to all owners. The cost, if any, of providing copies of the minutes is to be paid  
by the requester.

**INSURANCE:** California Civil Code Section 1365 requires an annual insurance disclosure of the  
Association's insurance as follows:

**GENERAL LIABILITY INSURANCE:**

**Company:** Allstate Insurance Company

**Coverage:** \$2,000,000 Per Occurance

**Umbrella:** \$1,000,000 Per Occurance

**Anniversary Date:** November 15th

**Deductible:** None

**Anniversary Date:** March 5th

**PROPERTY INSURANCE:**

**Company:** Allstate Insurance Company

**Coverage:** \$10,822,000

**Anniversary Date:** November 15th

**Deductible:** \$1,000

**EARTHQUAKE INSURANCE:**

**Company:** Allstate Insurance Company

**Coverage:** \$ 10,822,000

**Anniversary Date:** November 15th

**Deductible:** 10% of the Insurance Coverage

**FLOOD INSURANCE:** The Association has none.

This summary of the association's policies of insurance provides only certain information, as required by  
Subdivision (e) of Section 1365 of the Civil Code, and should not be considered a substitute for the  
complete policy terms and conditions contained in the actual policies of insurance. Any association  
member may, upon request and payment of reasonable duplication charges, obtain copies of those  
policies. Although the association maintains the policies of insurance specified in this summary, the  
association's policies of insurance may not cover your property, including personal property, or real  
property improvements to or around your dwelling, or personal injuries or other losses that occur within  
or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or  
a portion of any deductible that applies. Association members should consult with their individual  
insurance broker or agent for appropriate coverage.

### -- CURRENT NOTES --

IN 1996:

1. Siding and Dryrot repaired on units 106, 212, 312, 112, 202, 302, 241, 341, 128, 257, & 357 (Approx \$32,200).
2. Trees were trimmed in Phase 2 & 3 (Approx \$13,600).
3. Asphalt was sealcoated & carwash area was converted to a concrete pad (Approx \$12,900).
4. Photo sensors were installed to replace light timers (Approx \$2,800).
6. Sauna heater was replaced (Approx \$1,200).
7. Elevated common walkways were repaired (Approx \$1,750).
8. Three, double post lamps were installed in Phase 3 parking lot (Approx \$9,500).
9. Balance of 1995 painting was paid (Approx \$24,500).
10. The Board determined that "Creekbed Erosion Work" for which a reserve had been established, would not be necessary in  
the foreseeable future and was eliminated as a reserve item.
11. Termites at 7630 #339 were eliminated using thermal treatment (Approx \$1,600).
12. Water heater at pool was replaced (Approx \$2,000).
13. Siding & Dryrot was repaired at #255 & 256 (Approx \$11,150).

## **EUCALYPTUS GROVES (Cont)**

### **IN 1997:**

1. Dryrot repairs were made to balconies for units 106, 212, 306, 312, 323, (Approx \$9,300).
2. Dryrot repairs were made to siding near #258, 103, 104, 206, & 306 (Approx \$13,700).
3. Caps and rails on all buildings were caulked (Approx \$3,000).
4. Front directory refurbished and signs added (Approx \$1,500).
5. Roofs were inspected-flashings & vent pipes were sealed (Approx \$2,200).
6. Rotted sidings and caps on bridge repaired (Approx \$1,700).
7. French Drain installed near unit #112 (Approx \$2,600).
8. Exteriors and subareas of buildings were inspected for termites (Approx \$3,900).
9. A tree wall was installed at 7630 (Approx \$1,400).
10. Root crown excavation performed on 7 eucalyptus trees (Approx. \$1,800).
11. Dry rot repairs were made to sidings of 112, 223, & 323 (Approx \$12,000).

### **IN 1998:**

1. A reserve study was done by Kurkowski & Assoc (Approx \$1,065).
2. Spot treatment for termites at 7606, 10, 20, 28, 30, 32, & 34 (Approx \$1,700).
3. Removed 5 eucalyptus trees along RR tracks, removed trees due to storms & safety pruned trees throughout (Approx \$26,700).
4. Entry gate was hit by a vehicle and replaced (Approx \$2,100 paid by insurance).
5. Dryrot was repaired at 7602 #203 & 303, 7634 #255, 354 & 355 (Approx \$21,600).
6. Waterproofed and installed french drain at 7606 #104 (Approx \$12,300).
7. At 7610 #108 & 109, installed french drain, waterproofed siding, removed excess soil under bldg & replaced walks (Approx \$18,600).
8. Repaired dryrotted staircase & siding at 7606 #211 (Approx \$12,500).
9. At 7632 #250 & 350 dryrot was repaired and deck resurfaced (Approx \$12,700).
10. Pool filter was replaced (Approx \$1,400).
11. Spa filter replaced (Approx \$1,400).
12. At 7638 #133, french drain installed & siding waterproofed (Approx \$12,000).
13. At 7638 #367, dryrot siding repaired & common deck resurfaced (Approx \$8,000).